

State of Texas  
County of Tarrant  
City of Grapevine

The Board of Commissioners of the Grapevine Housing Authority held a meeting and workshop in regular session on this the 31st day of July 2014 in the Conference Room of Grapevine Housing Authority, with the following members present to wit:

Jane Everett	Chair
Randy Bacon	Vice Chair/Finance Officer
Joetta King	Commissioner
Karen Rice	Commissioner
Terri Rushing	Resident Commissioner

Constituting a quorum, with the following also present:

Debra Wells	Executive Director
-------------	--------------------

### **CALL TO ORDER**

Jane Everett, Chairman called the meeting to order at 4:30 p.m.

### **PUBLIC COMMENT**

### **REPORT OF THE EXECUTIVE DIRECTOR (INFORMATIONAL ONLY)**

#### **Item #1. Rent Delinquency and Information Sheet**

The executive director reported to the board on the rent delinquencies, number of empty units, work orders and statistical information for the waiting list for Public Housing. Also reported was the statistical information for the Section 8 Voucher Program including number of Vouchers leased up, cost per voucher, number of applications on the waiting list, and the Portability and Receipts report. Portability accounts receivables aging report included.

#### **Item#2 Report of Public Housing and Section 8 Activity and issues**

The board was provided with a report for Public Housing and Section 8 activity and issues.

#### **Item #3 Minutes of the Resident Advisory Board for July 18, 2014**

The board was provided with minutes from the Resident Advisory Board meeting held July 18, 2014.

## **NEW BUSINESS**

### **PUBLIC COMMENT**

#### **Item #1      Consideration of the minutes from the June 25, 2014 Board Meeting**

The board was provided with minutes from the June 25, 2014 meeting for approval. One correction was noted on page 4, Item #5; Commissioners should be Commissioner.

Commissioner Rice moved and Commissioner Rushing seconded a motion to accept the minutes as amended.

Ayes:            Everett, Bacon, King, Rice and Rushing  
Nays:            None  
Absent:          None

Motion passed.

#### **Item #2      Consideration and acceptance of May and June 2014 monthly financial statements**

Commissioner Bacon reported that he reviewed the May and June 2014 financial statements and found them acceptable.

Commissioner Bacon moved and Commissioner King seconded to accept the April 2014 monthly financial statements as presented.

Ayes:            Everett, Bacon, King, Rice and Rushing  
Nays:            None  
Absent:          None

Motion passed.

## **WORKSHOP**

#### **Item #3      Proposed Capital Funds projects for the PHA Capital Funds 5 Year Action Plan for the years 2015-2019**

The board was presented with a proposal for capital projects for the next five years. Projects that were discussed and approved were replacing showers on Worth Street, flooring, lighting for over the kitchen sink, kitchen backsplashes, covered pavilions, repair/replace sidewalks, garbage disposals, dish washers in

the family units, door knockers, back patios, ½ baths in family units and landscaping.

Item #4 Proposed revisions to the 2013 and 2014 Annual Capital Funds Projects

The board was presented with proposed revisions to the 2013 and 2014 Annual Capital Funds projects as needed primarily to address additional lighting for security purposes and replacement of showers that are deteriorating due to age. It was reported that due to recent attempts to get into the backdoors of the housing units on all streets there was a greater need to install new LED lights on the buildings than other scheduled projects.

It was also reported that the shower pans on Worth Street are beginning to fail due to age. The project will take several years to replace all the showers and will require capital funds.

**ADJOURNMENT**

Commissioner King moved and Commissioner Rice seconded that the meeting be adjourned.

Ayes: Everett, Bacon, King, Rice and Rushing  
Nays: None  
Absent: None

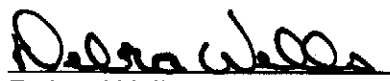
Motion passed. Meeting adjourned at 5:30 p.m.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE GRAPEVINE HOUSING AUTHORITY ON THE 4TH DAY OF SEPTEMBER, 2014.

APPROVED:

  
Jane Everett, Chair

ATTEST:

  
Debra Wells,  
Executive Director

BOARD OF COMMISSIONERS  
BOARD MEETING & WORKSHOP

SIGN-IN SHEET

JULY 31, 2014

1. John Everett

2. Dolra Wells

3. Randy Bacon

4. Joetta King

5. Devin Rushing

6. Karen Rice

7. \_\_\_\_\_

8. \_\_\_\_\_

9. \_\_\_\_\_

10. \_\_\_\_\_

11. \_\_\_\_\_

12. \_\_\_\_\_

13. \_\_\_\_\_